

OFFERS OVER £500,000

28 Lasswade Road  
Eskbank, EH22 3EF

drummondmiller  
Solicitors & Estate Agents



- Spacious four-bedroom detached family home in Eskbank
- Bright and generous dining room with sliding doors creating an excellent entertaining space
- Traditional fitted kitchen with integrated appliances and convenient access to the driveway
- Upper landing offering versatile space suitable for a cosy family area, study or reading nook
- Excellent transport links nearby with easy access to Edinburgh by train and bus
- Ground-floor bedroom ideal for guests or a home office
- EPC D

### Description

Drummond Miller is delighted to present this charming and spacious four-bedroom detached house situated in the highly desirable residential area of Eskbank.

The property offers flexible and well-proportioned accommodation ideal for modern family living.

The ground floor comprises a vestibule, welcoming hallway, shower room, WC, kitchen with integrated appliances and access to the driveway, a generous dining room with sliding doors, a bright and comfortable living room, and a versatile double bedroom which could also be used as a home office.

Upstairs, the property offers two large double bedrooms, both benefiting from excellent eaves storage. The upper landing provides additional flexible space, ideal for use as a cosy family area, reading nook or study space.





### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

### Garden and parking

The property benefits from well-maintained private gardens to the rear, including a paved seating area and a large lawn. The property also benefits from direct access to a communal green space located at the end of the garden. To the front, a paved driveway provides generous off-street parking and leads to a double garage.

### Location

Eskbank is a charming and increasingly vibrant area located in the heart of Midlothian. The area has become a popular up-and-coming residential location, offering a great balance of countryside surroundings and excellent local amenities. Residents can enjoy a growing selection of cafés and coffee shops, convenient local stores and nearby supermarkets including Tesco.

The property is also ideally located close to Eskbank railway station, providing regular and convenient rail links into Edinburgh city centre. With well-regarded schools, restaurants and everyday amenities nearby, Eskbank is an attractive location for families and professionals alike.

### Council Tax and EPC

Council Tax band F and has a D-rated Energy Performance Certificate.

### Home Report

The property has been valued at £525,000 and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale.





28 LASSWADE ROAD, DALKEITH, EH22 3EF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,828 SQ FT / 170 SQ M  
DOUBLE GARAGE 301 SQ FT / 28 SQ M  
WORKSHOP 108 SQ FT / 10 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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